



Title 20 also prohibits the following activities:

- ▶ Using a garage for living space or a meeting room.
- ▶ Unfinished or abandoned construction.
- ▶ Accumulation and storage of rubbish, trash, debris in yards visible from a public right-of-way.
- ▶ Living in a stored vehicle or recreational vehicle.
- ▶ Abandonment or neglect of a swimming pool or spa.
- ▶ Housing Code violations (broken windows, peeling paint, torn window screens, dry rot)
- ▶ Dead or dying landscaping in the front yard and/or parkway
- ▶ Litter, trash, and/or other debris visible from the street
- ▶ Improper disposal of oil, grease, and other hazardous wastes.
- ▶ Operating a business without Planning approval and a business license.
- ▶ Installation of signs and banners without Planning approval and a permit.

As of January 7, 2011, storage of inoperable vehicles where they can be seen from the street, even if under a fitted car cover, will be prohibited. **Consequently, all inoperable vehicles will be required to be stored either in a garage or behind a six-foot high fence or they should be removed from the property.**

To report violations not related to code enforcement, please call the appropriate number:

Animal Control
714.754.5311

Parking Control
714.754.5290

Graffiti Hotline
714.327.7491

Water quality and water waste
Mesa Consolidated Water District
(MCWD customers only)
949.631.1200

Costa Mesa Sanitary District
(including visible trash can complaints)
949.645.8400

3233-46

*“Keeping
COSTA MESA
a Beautiful
Place to Live
and Work”*



CODE ENFORCEMENT
77 Fair Druve
Costa Mesa, CA 92626
www.ci.costa-mesa.ca.us
714.754.5623

*The City of
Costa Mesa's
reputation
of being a
great place to
live and work
is a reflection
of it's high
quality
neighborhoods.*



Poorly maintained homes and properties can lower your neighborhood property values; negatively affect community pride; and contribute towards crime as well as health and safety hazards. This brochure summarizes numerous property conditions prohibited by the City of Costa Mesa.

Should you observe any of these conditions in Costa Mesa, please do not hesitate to contact the Code Enforcement office at either 714.754.5623 or at www.ci.costa-mesa.ca.us for service, unless noted otherwise.



Private Property Maintenance Standards (Title 20)

*It is the mission of
Code Enforcement
to work in
partnership with the
residents and
business owners of
Costa Mesa by
promoting and
maintaining a safe
and desirable living
and working
environment.*

Violations may be subject to administrative citations with fines of \$150, \$300, or \$500

You may review the City's Property Maintenance Regulations (Title 20) on the City's website at www.ci.costa-mesa.ca.us or at the Code Enforcement office between 8 am and 5 pm, Monday through Friday.

Costa Mesa City Hall is located at 77 Fair Drive, across from the Orange County Fairgrounds. The Code Enforcement office is located on the 2nd floor.

Examples of Violations:



Parking or storage of any operable vehicle in the front yard. Parking is only allowed in a garage or carport, or on a paved driveway.



Inoperative, wrecked, abandoned, or dismantled motor vehicles not stored in a garage or behind a six-foot high fence.



Peeling paint.



Weedy and/or overgrown vegetation.